GOVERNMENT OF ANDHRA PRADESH

A B S T R A C T

Municipal Administration & Urban Development Department – Rayalam Gram Panchayat - Change of land use from Agricultural use to Residential use to an extent of Ac.2.68 cents in R.S.No.73/4, 5 of Rayalam (V), Bhimavaram (M), W.G. District as applied by Sri Y. Venkata Kumar and 5 others – Draft Variation – Confirmation Orders – Issued.

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MUNICIPAL ADMINISTRATION & URBAN DEVELOPMENT (H2) DEPARTMENT

G.O.Ms.No.151 **Dated:08.04.2019**

Read the following:-

1. From the DTCP, AP, Guntur, Lr.Roc.No.1810/2018/R2, dt:17.04.2018.
2. Govt. Memo No.20021/5/H2/2018, dt:03.05.2018.
3. From the DT&CP, A.P., Guntur, Lr.Roc.No.1810/2018/R2, dt.10.07.2018.
4. Government Memo No.11411/I2/2011, MA&UD (I2) Dept., dt:30.06.2012.
5. Govt. Memo No.20021/5/H2/2018, dt:18.07.2018.
6. Andhra Pradesh Gazette No.400, Part-I, dt:19.07.2018.
7. From the DTCP, AP, Guntur, Lr.Roc.No.1810/2018/R2, dt:16.10.2018.
8. Govt.Memo.No.20021/5/H2/2018, Date:08.11.2018
9. From the Panchayat Secretary, Rayalam GP, Dt. 03.12.2018
10. From the DTCP, Lr.Roc.No.1810/2018/Rs, dt:01.02.2019
11. Govt.Memo.No.20021/5/H2/2018, Date:20.02.2019
12. From the Panchayat Secretary, Rayalam GP, Lr.Roc. No.08/2018, Dt.16.03.2019.

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ORDER:

The draft variation to the land envisaged in Bhimavaram General Town Planning Scheme, issued in reference 5th read above, was published in Extraordinary Andhra Pradesh Gazette No.400, Part-I, Dt:19.07.2018. The Director of Town & Country Planning, AP, Guntur in the reference 3rd read above has reported that the Panchayat Secretary, Rayalam Gram Panchayat has informed that the applicant has paid an amount of Rs.1,62,690/- towards Conversion charges and also the Director of Town & Country Planning, AP, Guntur in the reference 7th read above, he has reported that, the Panchayat Secretary, Rayalam Gram Panchayat has published the draft variation notification in two Daily News papers i.e., one in Deccan Chronicle in English version and one in Eenadu in Telugu version on 27.07.2018.

2. The Director of Town & Country Planning, AP., Guntur has informed that on publication of notification, an objection has been received from Sri J.Tata Rao, wherein he has stated that the applicants of CLU have removed the “Panta Bodhi” adjacent to the proposed site and requested to retain the Panta Bodhi as it is for using of other adjacent riots in agricultural purpose.

3. In the reference 12th read above, the Panchayat Secretary, Rayalam Gram Panchayat, while enclosing the written statement of complainant Sri J. Tata Rao, wherein the complainant has stated that, the applicants of the proposed change of land use along with their relatives have dug the Panta Bodhi for flow of field water from West to East connecting to the Ramanaiah Kodu drainage line at the peripheral boundary of Bhimavaram Town and he has no objection on flow of the drainage line from his site and also stated that he has no objection of approving the change of land use proposal by the Government from Agricultural use to Residential use.

4. Government after careful examination of the matter, the draft variation issued in the reference 5th read above is hereby confirmed, as the complaint / objection withdrawn by the complainant Sri J.Tata Rao.

(P.T.O.)

5. The appended notification will be published in the next issue of the Andhra Pradesh Gazette. i.e., 09.04.2019.

(BY ORDER AND IN THE NAME OF THE GOVERNOR OF ANDHRA PRADESH)

R. KARIKAL VALAVEN
SPECIAL CHIEF SECRETARY TO GOVERNMENT

To
The Commissioner of Printing, Stationery and Stores Purchase, AP, Vijayawada
The Director of Town and Country Planning, AP, Guntur.
The Panchayat Secretary, Rayalam Gram Panchyat, Bhimavaram, W.G. District.
The Commissioner, Bhimavaram Municipality, Bhimavaram, W.G. District.

Copy to:

The individual through the Panchayat Secretary, Rayalam Gram Panchyat, Bhimavaram, W.G. District.
The District Collector, West Godavari District.
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// FORWARDED :: BY :: ORDER //

SECTION OFFICER

APPENDIX
NOTIFICATION

The following variation to the Bhimavaram General Town Planning Scheme, the Master Plan sanctioned in G.O.Ms.No.951, MA., dated:27.11.1987 and proposed in exercise of the powers conferred by clause (a) under subsection (2) of Section 15 of the Andhra Pradesh Town Planning Act, 1920 (Act VII of 1920) is hereby published as required by clause (b) of sub-section (2) of the said section.

VARIATION

The site in R.S.No.73/4, 73/5 of Rayalam (V), Bhimavaram (M), W.G. District to an extent of Ac.2.68 cents and the boundaries of which are shown in the schedule hereunder and which is earmarked for Agricultural land use in the General Town Planning Scheme (Master plan) of Bhimavaram sanctioned in G.O.Ms.No.951, MA., dated:27.11.1987 is now designated for Residential use by variation of change of land use based on the Panchayat Resolution No.66, dated:05.03.2018 and marked as “A, B, C, D, E” in the revised part proposed land use map G.T.P.No.15/2018/R available in the Panchayat Office, Rayalam Gram Panchayat, **subject to the following conditions that;**

1. The applicant shall provide 9.00 M wide buffer abutting to Murugu bodhi on Eastern side as per the Rule 54 (11) (b) (iv) of G.O.Ms.No.119, dt:28.03.2017.
2. The applicant shall not disturb alignment of water courses If any in and around the proposed site.
3. The applicant shall furnish L.C.C. for the site under reference while coming for any development activity.
4. The title and Urban Land Ceiling / Agricultural land ceiling aspect shall be scrupulously examined by the concerned authorities i.e., Urban Development Authorities / Municipal Corporations / Municipalities before issue of building permission / development permission.
5. The above change of land use is subject to the conditions that may be applicable under the Urban Land Ceiling Act, 1976 and A.P. Agriculture Ceiling Act.
6. The owners / applicants are solely responsible for any misrepresentation with regard to ownership / title, Urban Land Ceiling Clearances etc. The owners / applicants shall be responsible for any damage claimed by any one on account of change of land use proposed.

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7. The change of land use shall not be used as the proof of any title of the land.
8. The change of land use shall not be used as the sole reason for obtaining exemption from the provisions of Urban Land Ceiling Act, 1976.
9. Any other conditions as may be imposed by the competent authority.

SCHEDULE OF BOUNDARIES

North	:	Murugu Bodhi and same was vanished and formed as road 100'-4'' to 104'-9" wide including the width of existing 80'-0'' wide M.P. Road.
East	:	Murugu Bodhi in R.S.No.72 & 78.
South	:	Site of Katta Sivaiah and others.
West	:	Residential Houses and Vacant site.

R. KARIKAL VALAVEN
SPECIAL CHIEF SECRETARY TO GOVERNMENT

SECTION OFFICER